

BARTON · WYATT

• VIRGINIA PARK • VIRGINIA WATER • SURREY •

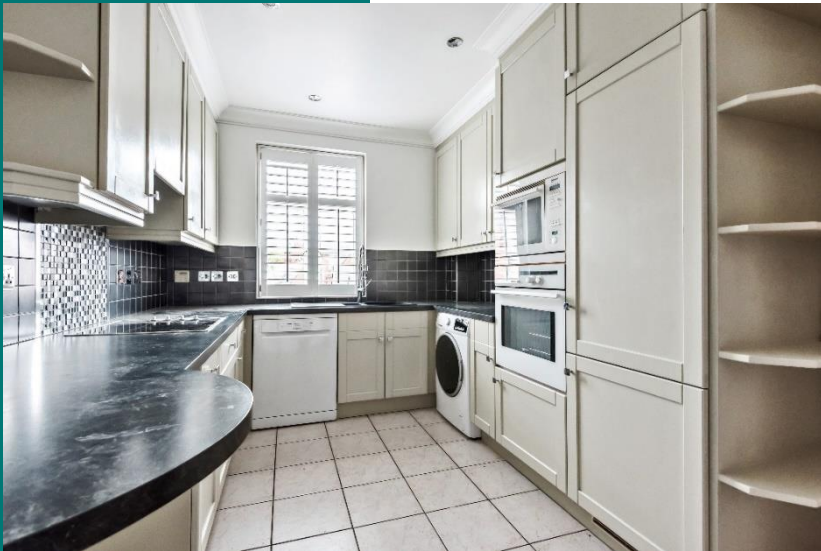


• 11 The Grange • Holloway Drive • Virginia Water •
GU25 4SY

A beautiful and modern two-bedroom apartment in the desired gated complex of Virginia Park.



- ◇ Stunning lateral apartment in a magnificent, gated development
- ◇ Modern high standard throughout
- ◇ light and airy living space with dual aspect views
- ◇ Two bedroom and two bathrooms
- ◇ Fitted wardrobes
- ◇ Fully integrated kitchen
- ◇ 24-hour onsite security
- ◇ 2 secure underground parking spaces
- ◇ Beautifully manicured communal gardens
- ◇ Inclusive leisure facilities including swimming pool, gym, tennis court and sports hall



Situation

Virginia Park is situated in an ultra-convenient position only a short level walk from the picturesque shopping parades of Virginia Water with its excellent shops for day-to-day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in approximately 42 minutes. There is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Staines, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world-renowned Wentworth Club, country clubs are abounding in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Fixtures and Fittings:

Fixtures and fittings to be agreed by separate negotiation.

Services:

The property has mains gas, electricity and water.

Local Authority:

Runnymede Borough Council
- 01932 828383

Council Tax Band:

G

Tenure

Leasehold
999 years from
1 January 1995

Service Charge:

Approximately £9300 annually

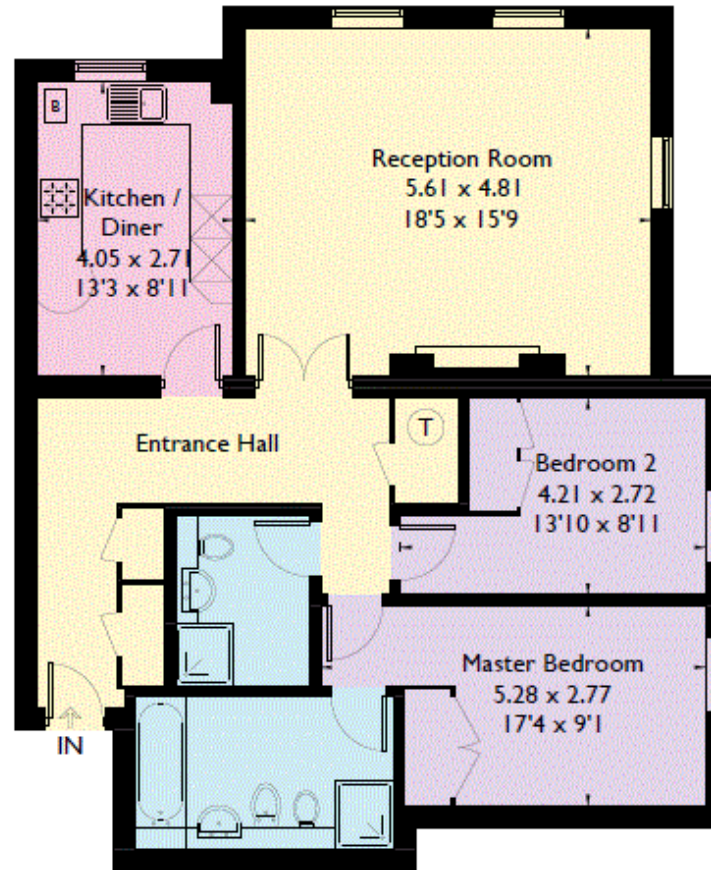
Energy Rating:

C79



Flat 11, The Grange, Holloway Drive, Virginia Water, GU25 4ST

Approximate Gross Internal Area
92.8 sq m / 999 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 199222

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



01344 843000

STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sl@bartonwyatt.co.uk • bartonwyatt.co.uk

